CERTIFIED COPY: I, the undersigned City Clerk of the City of Sammamish, Washington, certify that this is a true and correct copy of Sammamish Ordinance O2008-246. Subscribed this 17th day of March , 2009. Melonie Anderson

CITY OF SAMMAMISH
WASHINGTON
ORDINANCE NO. O2008-246

AN ORDINANCE OF THE CITY OF SAMMAMISH ANNEXING THE CAMDEN PARK, CAMDEN PARK ESTATES, DEVEREUX AND THE TRAILS AT CAMDEN PARK NEIGHBORHOODS AND ADDITIONAL ADJACENT AREAS TO THE NORTH

WHEREAS, RCW 35A.14.120 provides that "proceedings for initiating annexation of unincorporated territory to a charter code city or non-charter code city may be commenced by the filing of a petition of property owners of the territory proposed to be annexed," but that "prior to the circulation of a petition for annexation, the initiating party or parties, who shall be the owners of not less than ten percent in value, according to the assessed valuation for general taxation of the property for which annexation is sought, shall notify the legislative body of the code city in writing of their intention to commence annexation proceedings"; and

WHEREAS, on August 28, 2008, residents of the Camden Park, Camden Park Estates, Devereux and the Trails at Camden Park neighborhoods notified the City of their intent to commence annexation proceedings, by submitting a letter with the signatures of the owners of not less than ten percent in value of the proposed annexation area; and

WHEREAS, these areas are contiguous, and are located in unincorporated King County just east of 244th Ave NE between approximately NE 20th St and NE 25th St in a Potential Annexation Area (PAA) adopted by the City Council in 2006 and 2007; and

WHEREAS, on April 21, 2008 the City Council adopted Ordinances O2008-228 and –229, which adopted contingent comprehensive plan land use and zoning designations for such PAAs to be effective upon their annexation; and

WHEREAS, on October 21, 2008, the City Council met with the initiating parties as part of the regular City Council meeting and considered a resolution authorizing the initiating parties to circulate an annexation petition seeking the signatures of the owners of 60% of the assessed valuation of property within the annexation area; and

WHEREAS, city staff and the annexation proponents supported modification of the Urban Growth Area (UGA) and to add the six (6) existing Camden Park Estate lots just east of the proposed annexation area; and

WHEREAS, modification of the UGA boundary to include the six (6) lots in Camden Park Estates was approved by the County Council on October 6th, 2008; and

WHEREAS, modification of the boundaries of the proposed Camden Park annexation to include those six Camden Park Estates lots, as well as the area to the north up to the Urban Growth Area boundary at approximately NE 31st Street, creates a more logical annexation area; and

WHEREAS, on October 21, 2008, the Sammamish City Council adopted Resolution No. 2008-346, which accepted the proposed annexation and authorized the initiating parties to circulate an annexation petition seeking the signatures of the owners of 60% of the assessed valuation of property within the proposed annexation, on the condition that the boundaries of the annexation area be modified to include the six Camden Park Estate lots just east of the originally proposed annexation area as well as the area to the north up to the Urban Growth Area boundary at approximately NE 31st Street (the "Camden Park Annexation Area"), and that petition signers consent to the assumption of the modified annexation area's pro-rate share of existing city indebtedness, if any; and

WHEREAS, on November 14, 2008, a petition a copy of which is attached as Exhibit A hereto was submitted to the City of Sammamish seeking annexation of the Camden Park Annexation Area; and

WHEREAS, pursuant to RCW 35A.01.040 (9), the petition was forwarded to the King County Assessor for a determination as to the sufficiency of signatures thereon; and

WHEREAS, on November 18, 2008 the King County Assessor determined that the petition contains the signatures of the owners of 60% of the assessed valuation of property located within the proposed Camden Park Annexation Area, and so notified the City of Sammamish of that determination in writing; and

WHEREAS, on December 2, 2008, the Sammamish City Council held a public hearing following publication of notice thereof as provided in RCW 35A.14.130; and

WHEREAS, the Sammamish City Council desires to annex the area described and shown in the petition;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAMMAMISH, WASHINGTON, DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Annexation. The City of Sammamish hereby annexes the Camden Park Annexation Area, which is legally described in Exhibit B and depicted on the map in Exhibit C, which exhibits are attached hereto and incorporated herein by reference.

Section 2. Conditions Upon Annexation.

A. Comprehensive Plan and zoning designations. All properties within the Camden Park Annexation Area shall be subject to the Comprehensive Plan and zoning designations set forth in City of Sammamish Ordinance Nos. O2008-228 and O2008-229.

B. Assumption of Existing Indebtedness. All property within the Camden Park Annexation Area shall be assessed and taxed at the same rate and on the same basis as the property in the City of Sammamish is assessed and taxed to pay for the portion of outstanding city indebtedness, if any, which indebtedness has been approved by the voters, contracted for, or

incurred prior to, or existing at, the effective date of the annexation in Section 1 of this Ordinance.

Section 3. Preparation of Notice of Intent to Annex. The City Manager, and/or his designees, are hereby authorized and directed to prepare and submit a Notice of Intention to Annex to the King County Boundary Review Board no later than one hundred eighty (180) days of the effective date of this Ordinance. The City Manager and/or his designees are hereby authorized and directed to take such other steps with respect to said Notice of Intention or otherwise as they deem necessary to implement the annexation in Section 1 of this Ordinance.

Section 4. Effective Date. (Revised) This ordinance shall be effective within five (5) days after passage and publication, except that Sections 1 and 2 of this ordinance shall not be effective until the effective date of approval of the King County Boundary Review Board ("BRB") pursuant to Chapter 36.93 RCW, provided such BRB approval is effective prior to April 15, 2009. If BRB approval is effective on or after April 15, 2009, Sections 1 and 2 of this ordinance shall be effective on July 31, 2009.

Section 5. Certification of Ordinance to King County. Pursuant to RCW 35A.14.140, upon passage the City Clerk is directed to file a certified copy of this Ordinance with the King County Council.

Section 6. Severability. Should any section, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 16th DAY OF DECEMBER, 2008

CITY OF SAMMAMISH

Mayor Lee Fellinger

ATTEST/AUTHENTICATED:

Melonie Anderson, City Clerk

Melonie Anderson

Approved as to form:

Bruce L. Disend, City Attorney

Filed with the City Clerk: December 10, 2008

Public Hearing:	December 2, 2008
First Reading:	December 2, 2008
Passed by the City Council:	December 16, 2008
Date of Publication:	December 20, 2008
Effective Date:	December 25, 2008

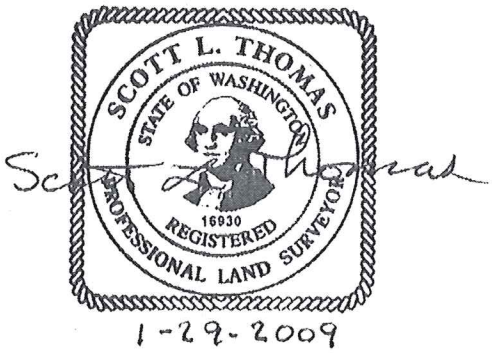
EXHIBIT 'B'
ANNEXATION
LEGAL DESCRIPTION

The North Half, of the Northwest Quarter, of Section 26, Township 25 North, Range 6 East, Willamette Meridian, King County, Washington.
EXCEPT that portion of 244th Ave. NE right-of-way, as previously annexed by King County Ordinance 13258.

TOGETHER WITH, the West Half ,of the Southwest Quarter, of Section 23, Township 25 North, Range 6 East, Willamette Meridian, King County, Washington.;
EXCEPT the North 210 feet thereof and that portion of the 244th Ave. NE right-of-way, as previously annexed by King County Ordinance 13258;

ALSO TOGETHER WITH the Plat of North Camden, recording number 20010508001276, records of King County, Washington, lying within the Southwest Quarter, of Section 23, Township 25 North, Range 6 East, Willamette Meridian, King County, Washington.;
EXCEPT Sensitive Area Tract 'F' thereof;

ALSO TOGETHER WITH that portion of the Southeast quarter, of Section 22, Township 25 North, Range 6 East, Willamette Meridian, King County, Washington, lying Easterly of the Easterly right-of-way of 244th Avenue N.E.



1-29-2009

Annexation Map

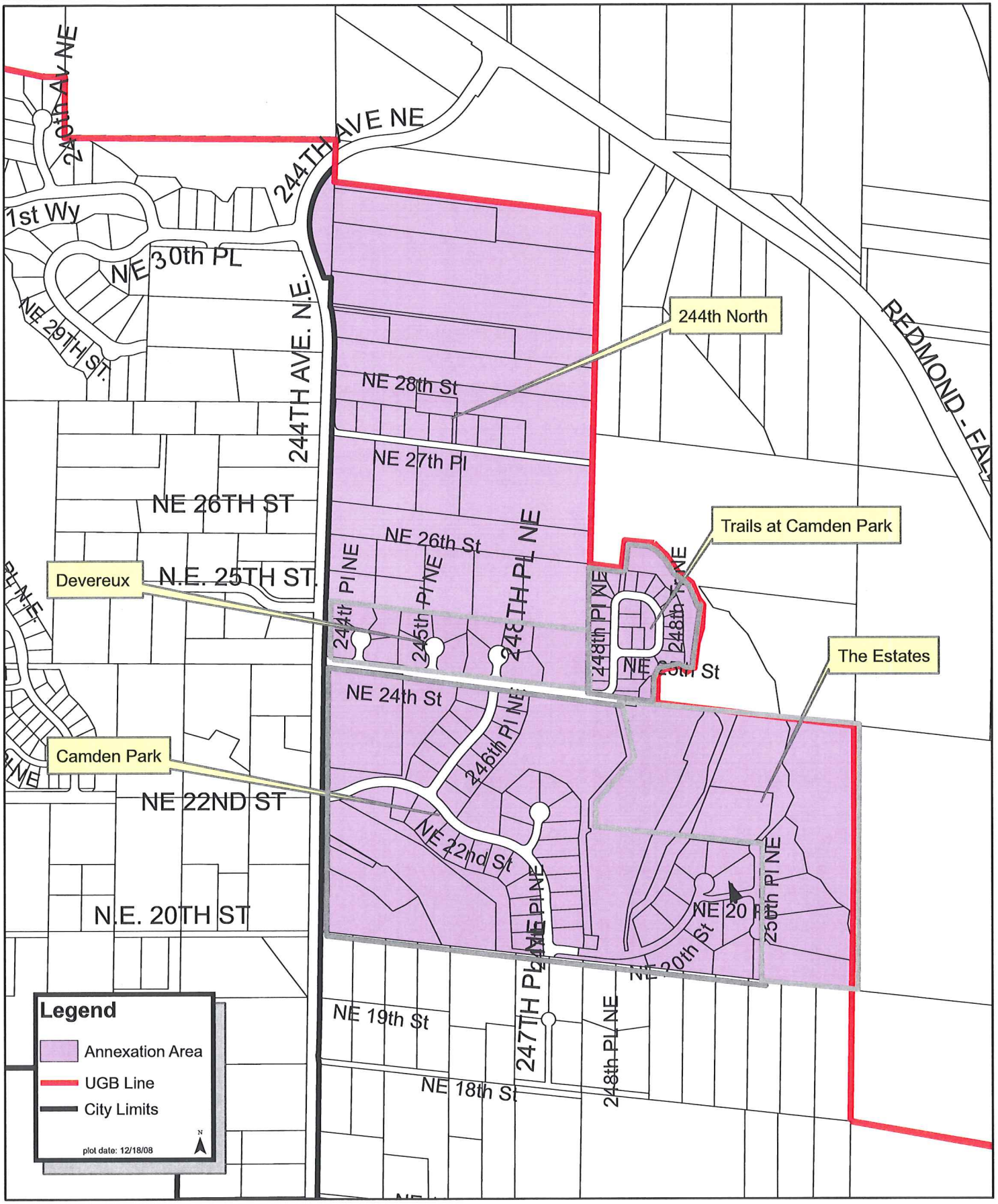



Exhibit C